



NEWMARK

**INDUSTRIAL
LEASING OPPORTUNITY**

Hauppauge, NY

**45
RANICK
ROAD**

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Address
45 Ranick Road,
Hauppauge, NY 11788

Township
Town of Islip

Occupancy
Immediate

RE Taxes
\$1.93 PSF

Lease Price
Call for Details

HIGHLIGHTS:

- Located in the Hauppauge Industrial Park.
- Directly adjacent to the Long Island Expressway (Exit 55).
- Property has been newly renovated with the following improvements:

Exterior

- *Newly paved and striped parking lot*
- *New loading dock packages*

Interior

- *New LED lighting*
- *Warehouse walls and ceiling freshly painted white*
- *Offices have been newly carpeted and freshly painted white*
- The property features extra paved acreage for any ancillary parking/storage needs.
- 1 curb cut onto Ranick Road
- 1 curb Rabro Drive
- IDA tax incentives available for qualified tenants.

BUILDING INFO:

Total Building Size: **125,147 SF**

Office Size: **8,760 SF**

Lot Size: **8.80 Acres**

Ceiling Height: **22' Clear**

Loading Docks **12**

Drive Ins: **1**

Power: **800 AMPS**

Sprinkler: **Yes**

Heat: **Gas**

Car Parking: **37 Spaces**

EXTERIOR PHOTOS

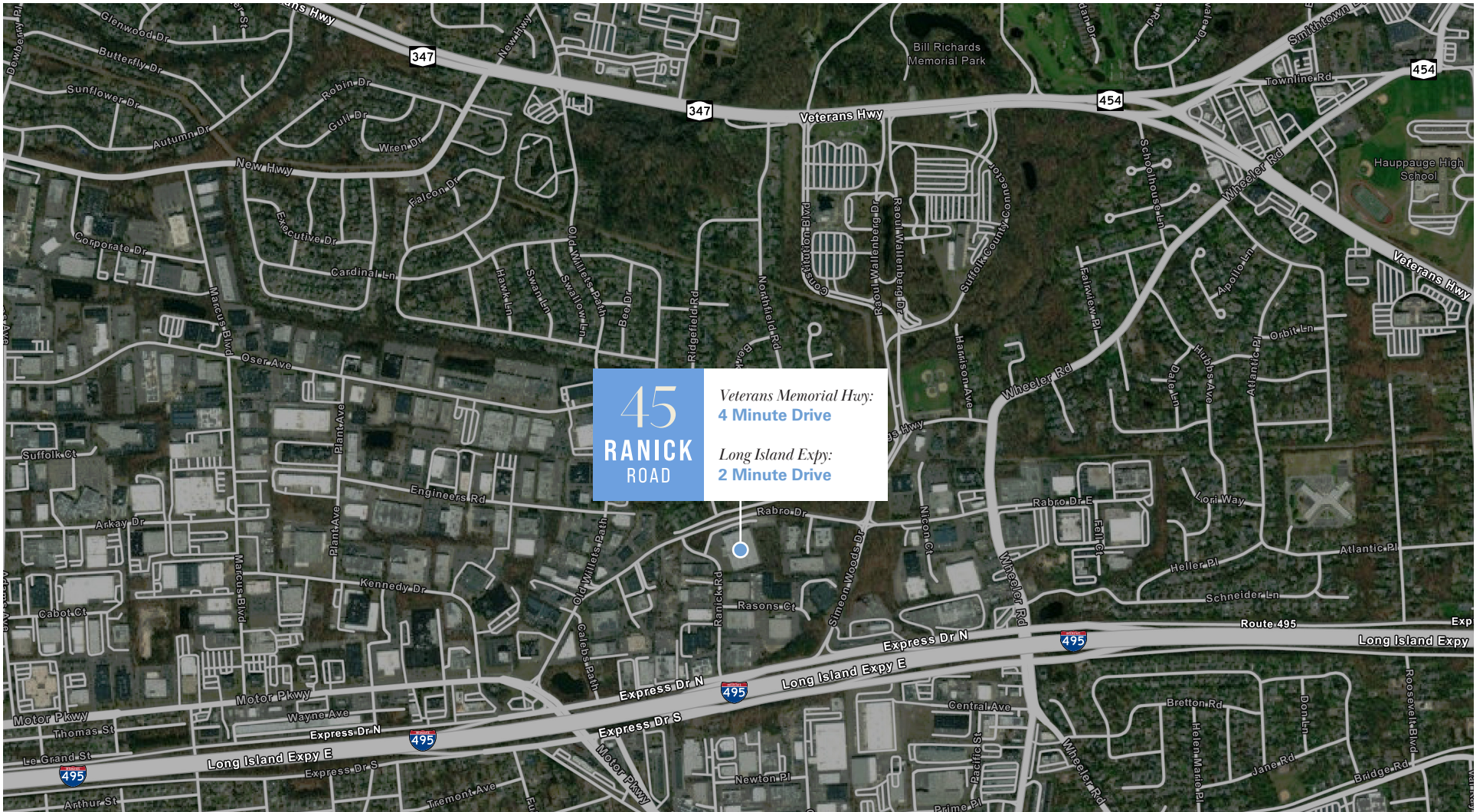


INTERIOR PHOTOS



SITE PLAN





NEWMARK

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